

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-13866 - APPLICANT/OWNER: HOT ENDEAVOR, LLC

**** CONDITIONS ****

The Planning Commission (3-1-2/sd/ld/sd vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13867) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 06/23/06, and landscape plan, and building elevations, date stamped 05/30/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following change from the conceptual landscape plan: A total of 34 additional 24 inch box trees shall be provided along the east and west property lines.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Site development to comply with all applicable conditions of approval for ZON-13867 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 125 unit senior living apartment facility on 5.0 acres generally located approximately 335 feet west of the intersection of Silver Sky Drive and Roland Wiley Road. The applicant indicates this will be an apartment complex for senior citizens.

EXECUTIVE SUMMARY

The proposed development of this site is consistent with the existing M (Medium Density Residential) Master Plan designation. It is also consistent with the existing multi-family and commercial uses in the vicinity.

- 04/19/06 The City Council accepted the applicants request to withdraw ZON-10774, SDR-10771 without prejudice. Staff had recommended denial of these applications due to the proposed four story, 58 foot height of the proposed condominiums.
- 07/13/06 The Planning Commission recommended denial of companion item ZON-13867 concurrently with this application.
- 07/13/06 The Planning Commission voted 3-1-2/sd/ld/ds to recommend DENIAL (PC Agenda Item #48/ar).

B) Pre-Application Meeting

- 05/15/06 Staff explained the requirements of a rezoning application and a site development plan review application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 5.0

B) Existing Land Use

Subject Property: Vacant Lot
North: Summerlin Parkway
South: Multi-Family Residential
East: Multi-Family Residential
West: Multi-Family Residential

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: Summerlin Parkway
South: M (Medium Density Residential)
East: MLA (Medium-Low Attached Density Residential)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) [M (Medium Density Residential) Master Plan Designation]
North: Summerlin Parkway
South: R-PD11 (Residential Planned Development – 11 Units Per Acre)
East: R-PD10 (Residential Planned Development – 10 Units Per Acre)
West: R-PD16 (Residential Planned Development – 16 Units Per Acre)

E) General Plan Compliance

The subject property is designated as M (Medium Density Residential) under the Southwest Sector Plan of the General Plan. The Medium Density Residential category includes a variety of multi-family units such as lexes, townhouses, and low-density apartments. This category allow up to 25.49 units per acre. The proposed development will have a density of 24.0 units per acre and is in compliance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The proposed development is not subject to any special area districts or zones.

F) Density

EXISTING ZONING	PERMITTED DENSITY	PROPOSED ZONING	PERMITTED DENSITY	GENERAL PLAN	PERMITTED DENSITY
U (M)	2.0 du/ac	R-3	25.00 du/ac	M	25.49 du/ac

The proposed rezoning to the R-3 (Medium Density Residential) zoning district will allow a residential density of 25.00 units per acre. The site plan proposes 120 apartments, which will result in a density of 24.0 units per acre. Given the existing M (Medium Density Residential) Master Plan designation, the requested rezoning request is appropriate for this site.

PROJECT DESCRIPTION

The site plan indicates that eight apartment buildings are proposed for this site. Access to the site is provided by a gated 83 foot wide driveway to Silver Sky Drive. A 100 foot wide Nevada Power Company Easement runs northeasterly through the site and is proposed to be developed with parking. Landscaping is provided within planter areas adjacent to the property lines, within common areas, and within the parking lot. The elevations depict two story apartment buildings with a height of 33 feet, and exteriors consisting of a stucco treatment with stone accents and a concrete tile roof.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Square Feet	5 Acres	Y
Min. Lot Width	N/A	250 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	N/A	32 %	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/33 Feet	Y

The proposed apartment buildings meet the development standards of the R-3 (Medium Density Residential) zoning district.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject proposal as this is a multi-family development that is surrounded by other multi-family development.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Senior Citizen Apartments	120 Units	0.75 spaces per unit	90 spaces	5 spaces	111 spaces	5 spaces

The applicant is exceeding the parking requirements of Title 19.10.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	19 Trees	29 Trees
Buffer:			
• Min. Trees	1 Trees/20 Linear Feet	97 Trees	63 Trees
• Min. Zone Width	10 Feet along all property lines		10 Feet along all property lines

Based on the ratio found within Title 19, 34 additional 24 inch box trees should be provided within property line buffer planting areas. Staff has addressed this issue as a condition of approval.

B) General Analysis and Discussion

- Zoning

A companion request will be considered to rezone the subject property from from U (Undeveloped) [M (Medium Density Residential)] to R-3 (Medium Density Residential) to permit the development of a proposed 120 unit, two story senior apartment development on 7.27 acres. At a resulting 24.0 units per acre of development density, the subject request is compatible with the existing multi-family residential uses in the area.

- Site Plan

The setbacks, building heights and density of development comply with the standards of the R-3 (Medium) zoning district.

- Waivers

No waivers are required in conjunction with the proposed development,

- Landscape Plan

Staff has determined that additional trees should be provided within property line planters and has addressed this issue as a condition of approval.

- Elevation

The elevations are typical for multi-family development within the city.

- Floor Plan

The floor plans are typical for multi-family development within the city.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development is consistent with the existing multi-family residential uses in the area.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

Title 19 requires additional trees to be provided within property line planters. Staff has addressed this issue as a condition of approval. The proposed development is in compliance with all other plans and policies pending the approval of the related Rezoning request to an R-3 (Medium Density Residential) District.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Silver Sky Drive will provide adequate access to the site.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The building materials are typical for multi-family development within the city. The landscape materials will be appropriate with the inclusion of additional trees along the east and west property lines.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The elevations and design characteristics are compatible with the design characteristics of the existing medium density development in the area..

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed changes will not compromise the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

2

ASSEMBLY DISTRICT

34

SENATE DISTRICT 8

NOTICES MAILED 295 by Planning Department

APPROVALS 0

PROTESTS 2